

Sample

**Resume of the work and a few
opinions--on the operations of the**

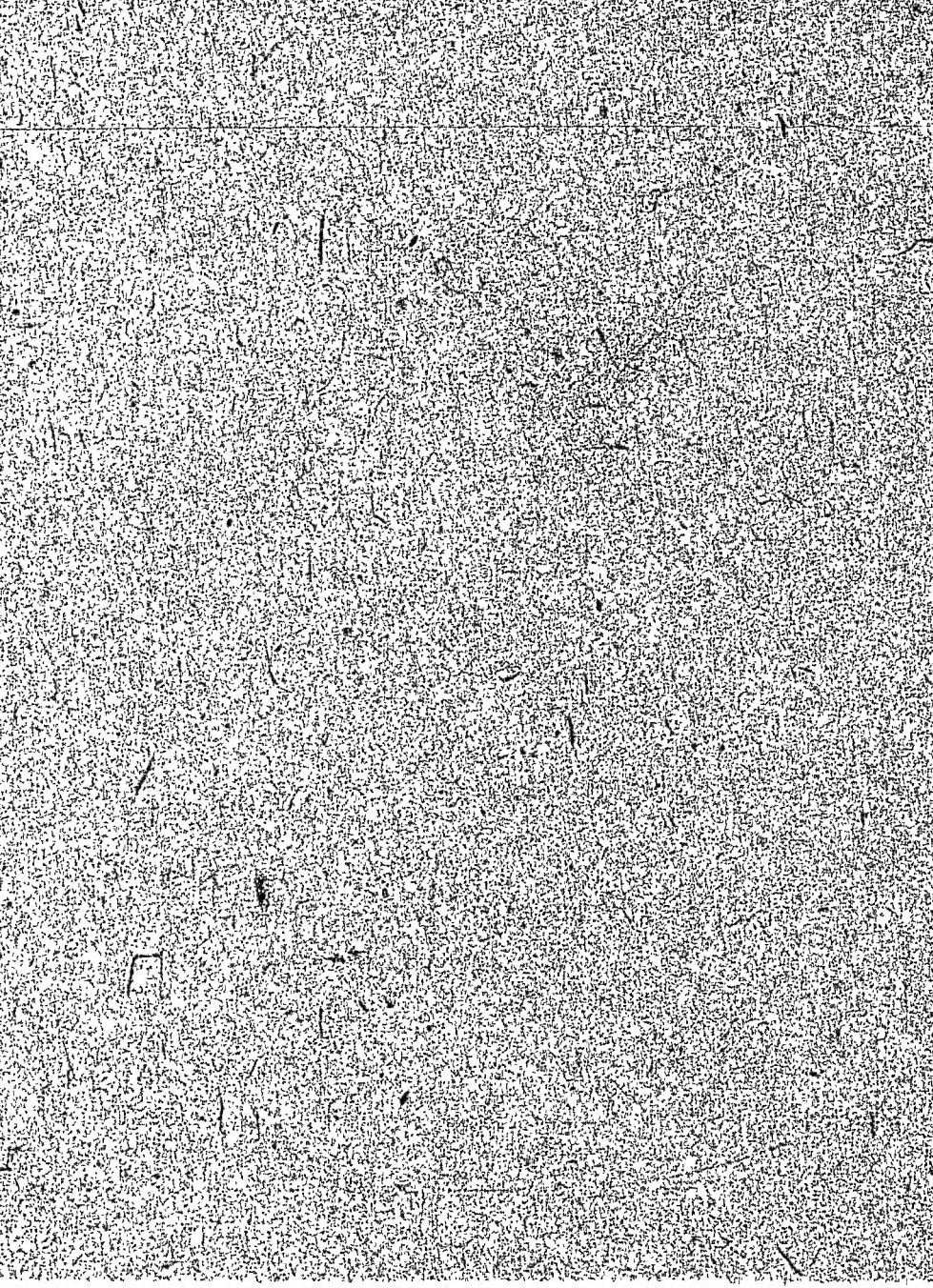
**Alberta
Farm and
Colonization Company
LIMITED**

By Arthur W. Arnup, J. P.

**A scheme that is of mutual benefit
to the Settler and Investor**



**HEAD OFFICE
610, 2nd Street
EDMONTON, ALTA.**



ALBERTA FARM & COLONIZATION CO., LTD.

AUTHORIZED CAPITAL - \$150,000

DIVIDED INTO 1,000 Preference Shares \$100.00
50,000 Deferred Shares \$ 1.00

DIRECTORS

Arthur W. Arnup, J.P.	Evansburg, Alta.
Peter Gunn, M.P.P.	Lac St. Anne
Gordon Macdonald, M.P.P.	Pembina, Alta.
Lucien Boudreau, M.P.P.	Edmonton, Alta.
John Blue, Statistician	Edmonton, Alta.
Fuller S. Macpherson, Physician	Edmonton, Alta.
Fredrick Prest, Broker	Edmonton, Alta.

OFFICERS

PRESIDENT:-Arthur W. Arnup, J.P.,	Evansburg
VICE-PRESIDENT:-Peter Gunn, M.P.P.,	Lac St. Anne
MANAGING DIRECTOR:-Fredrick Prest,	Edmonton
SECRETARY-TREASURER:-Henry A. Holland,	Edmonton

AUDITORS

Messrs Blythe, Baldwin & Dow,	Edmonton
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BANKERS

Canadian Bank of Commerce,	Edmonton
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HEAD OFFICE

610, 2nd Street, Edmonton.

Phone 4663



Introduction

For some considerable period, the question of "Back to the Land" has been the talk of the politician, the settler, the farmer, and the man in the street.

Many theories have been propounded, and schemes suggested. Governments should advance millions. Provincial Governments should do something. So things stood. Today, however, governments are tied up with financial troubles, to maintain the integrity of the Empire.

Present Conditions Force Action

The condition brought about by the European war forced the "Back to the Land" question into distinct prominence, and the circumstances arising therefrom brought the matter to a stage when some steps should be taken (however small in the beginning) to give practical shape to the settlement of the land, by a method that would be of benefit to the settlers, and also a safe investment to the investor, also to commence at once what we believe will develop into a gigantic settlement on the land of practical settlers and farmers.

The Primary Purposes of the Company

The crying need of Alberta today is to get settlers upon the land. Millions of fertile acres are awaiting the plow. The average settler upon coming to the country is short of funds, and is therefore unable to buy an improved farm situated close to railroad and market facilities. This necessitates his taking up a free homestead. In order to do this he must locate in outlying districts, perhaps a hundred miles from a railroad, in order to get good land, as all available homesteads close to railways are already taken up.

What the Province of Alberta needs most of all is the settlement of lands close to markets, and especially the resettl-

ing of abandoned farms which have been improved, and whose owners have been forced through adverse circumstances to vacate. Many have abandoned their farms for the lure of the towns and cities throughout the Province, which for the past few years have offered such amazing opportunities for profitable investment. The get-rich-quick schemes have been responsible for thousands of abandoned farms throughout the Province.

Farmers mortgaged their farms in order to buy real estate in the towns and cities, others sold out for a mere song. Now the reaction has commenced, and the days of easy money in real estate has gone. Inflated values have now dropped to normal, with the result that a great movement is just beginning to get "Back to the Land."

There is no doubt that owing to the influences of the great European war there is a tremendous demand in this country for horses, cattle, grain and all kinds of farm produce. Prices are now higher than they have ever been. The farmer can now see the most prosperous times ahead, for a new era is dawning. The demand for farm lands will rapidly increase from now on, and as the demand grows, so will the price increase.

The Company has secured many of these improved farms with market facilities, and close to railroads; with house, barn, well, fencing, and with from 30 to 60 acres broken already and ready for crop.

These were bought in many cases for as low as \$6.50 per acre for cash, land which is worth at least \$15 per acre.

Capital is needed to buy as much more as it is possible to get, before such lands begin to advance to their normal value.

Improved farms, such as the Company is buying, are worth from \$15 to \$20 per acre, and can readily be sold for these prices.

Small Payment Secures Farm

These farms will be offered to settlers for one-tenth cash, the balance to run over a period of ten years with 8 per cent. interest.

The Company will also undertake to stock farms for settlers on easy payments. Thus a man can make a start and get right on his feet in the first year, for there is a market right at his door for everything he produces, whereas the homesteader in the wilderness is lucky if he can see any fruit from his labours in three or four years.

By the time a homesteader has broken 30 or 40 acres, built a house, barn, and done the necessary fencing, etc., in order to prove up, he has spent hundreds of dollars, and years of toil. These facts are of vital importance to the man who contemplates taking up land, when a ready-made farm can be bought for one-tenth cash, all ready to move his family on to, and with the assurance of a crop in the first year.

The Scheme has the Endorsation of Leading Men

The Company's proposition to settle the land, as outlined, has the strongest endorsement from members of both the Provincial and Dominion Governments and others, and has their most hearty approval.

Large Government Schemes Open to Difficulties

Many advocate a big Government scheme of assisting people to get "back to the land," by advancing millions of dollars for this object.

"It is no doubt possible to make such a scheme go, provided that there is some strong religious or other inspiration, as in the case of the Doukoubors, Mennonites, or other communities, in which community spirit takes the place of indi-

vidual enterprise. But unless there is some such inspiration, no amount of government aid and no amount of clever argument will ever stand in the place of the instinct of individual ownership, and exertion for the purpose of securing ownership. That is the spirit which has populated the prairie west of the United States and Canada, and is the only spirit that can ever make a country that is worth living in.

It is to stimulate and assist this spirit of individual ownership of the land by practical farmers that the Company base their future success, and whose scheme must of necessity result in a genuine "Back to the Land" movement.

Many Farmers Work in Camps

Many men in Canada to-day have found conditions arrayed against them, and many who have been good farmers have been working on railway construction, and are now as competent to work a farm as to build railways. In fact a great many of them originally came from the farm, and have been engaged in labouring and building in the cities only for the reason that they had not the initial stake with which to buy a farm. Everyone acquainted with the condition of things know this to be correct, and thousands of them are men whose ambition and hope is that they may get a little ahead and procure a farm of their own.

The quarter section which the government offer on a deposit of \$10 is a long way out. It costs much money to get there, and the possession is no guarantee against privation to the man who is devoid of the necessary capital to work it.

The Hope of Men with Small Capital

The Alberta Farm and Colonization Company fills up the long-felt want, and a man with a small capital can enter into the possession of a farm with house, barn, etc., 30 acres broken, and other advantages offered by the Company, and start to get a living at once.

Alberta Farm Lands the Best Investment under the British Flag

In varying forms that opinion seems to be generally held. Already, those who have placed their money in Canada are congratulating themselves on the result. It is recognized that the high yields to be had in the Dominion have far more justification than the same return on capital placed elsewhere. This feeling will undoubtedly bring about further investment in the Dominion later on, for it is only a matter of time, and a short time at that, before the ordinary course of business will be resumed in most branches of industry, and this means the accumulation of more capital.

Farm Lands will Increase in Value

Attention is already being given to the opportunities presented to investors by the conditions which will prevail for some time to come in the food markets of the world. The supply will be diminished in Europe and should be increased in Canada. *Farm lands will unquestionably increase in value,* so that the mortgages on such property are better secured than they have been hitherto. It is in this direction that capital may be expected to go to Canada, and this will help in two ways.

More Land Under Cultivation

More land will be brought under cultivation, so as to increase the supply, not only of wheat, but of cattle and horses; and there will be greater inducements for settlers, whose incoming will add to the demand for building materials, while the railways will benefit by the additional traffic. Leaders of thought in this country, investors whose investments are not made entirely on the per cent. basis, will regard the investment of their funds in Canada as an obligation to show their appreciation of the Dominion's generosity in the present time

of stress. Thousand of young men who have left office and desk for active service will dislike the prospect of returning to a sedentary life, and will seek another career in the overseas dominions. Canada will attract them in large numbers, and they will be a good type of settlers. The few far-sighted people who control capital recognize that this type will be finding the way to Canada, and are making plans to meet the new condition. Many of these men will have capital enough for a start, and will seek the districts already opened up. Owners of land in these areas may expect a considerable demand. The roaming spirit of the Englishmen is by no means dead. This war will revive it; and the splendid response of Canada to the Empire's need will intensify the desire to know of the lands where this patriotic spirit has developed to such magnificent purpose.

Opportunity for the Investor

The Investor's money is applied at once to the purchase of farm lands. These lands are immediately put in shape to meet the requirements of sale by the company, and sold right away at a good profit to the company.

Such facts will undoubtedly assure the investor that his money is safe and will return good dividends.

Canadian Farm Lands are the Safest Investment for Your Money on the Market.

A Scheme that is of Mutual Benefit to the Settler and Investor Alike

Therefore the plan of operations now in force of the above-mentioned Company is already meeting with marked success, and a long-felt want is now to be speedily satisfied.

Alberta Wants Producers

The back-bone of Alberta must be, and always will be its agricultural resources. Alberta wants producers.

The Alberta Farm and Colonization Company, Ltd., can meet the requirements of the producers, and also give a good safe opening for the investor in small or large amounts of stock.

Mixed Farming with Well Bred Cattle is Company's Motto for Alberta Farmers

The stock farm owned by the Company will raise cattle of good breed that have been bred from thoroughbred sires supplied by the Provincial Government for sale to the purchasers of their farm lands, and further, most strongly recommend that *mixed farming* be undertaken as being the best paying farming proposition for them.

The Hon. Frank Oliver, M.P.

Late Minister of the Interior,

in an interview stated

"The scheme of your Company is admirable and would receive the support of all interested in the proper settling of the land in Canada, but to obtain the best results it will be necessary to secure the proper men as farmers."

Hon. Duncan Marshall

Minister of Agriculture for Alberta, stated in letter dated Dec. 2nd, 1914, to the President of the Company:—

“Dear Sir,—I have your letter enclosing a copy of your prospectus of the Alberta Farm and Colonization Co., Ltd.

Its success or failure will depend absolutely upon the kind of men you get on the land. If you get men with brains and farm experience and the desire to do some hard work, they will succeed under your scheme.

I am,

Yours very truly,

[SIGNED] DUNCAN MARSHALL

Minister of Agriculture.”

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J. G. Turgeon, M.P.P.

of the Legislative Assembly of Alberta,

in an interview stated

“Your Company has a grand scheme.”

C. S. Hall.

of the law firm of Hall & Cosgrave, Seattle, U.S.A., in a letter of November 6th, says:—

"I read with a great deal of interest not only your Prospectus, but especially the newspaper clippings. I believe that you have hit upon a good scheme, and *should succeed*, because it is legitimate and effective, it changes farming in a new country from a *gamble* to an *assured certainty*, and relieves the settlers from the discouraging effects of trying to get along without anything to start with.

Wishing you success, I remain,

Yours very truly,

[SIGNED] CALVIN S. HALL

William Prest, Esq.,

Merchant's Bank of Canada,

Raymond, - Alberta.

in a letter, dated Nov. 5th, 1914, says:—

"Your letter to hand with Prospectus of the new Company. The principal object is a good one, and anything that will tend to get settlers on to the vacant lands in the near vicinity of towns and cities is worthy of support."

COL. A. D. DAVIDSON TELLS OF IMMIGRATION TO COME AFTER THE WAR

At Toronto in November, A. D. Davidson, Land Commissioner for the Canadian Northern Railway, stated in an interview yesterday, the greatest flow of immigration into Canada would commence with the close of the war. This opinion he based upon his recent observations in Great Britain, where he was for many weeks, and upon his knowledge of the effects of other wars on migratory movements.

"After the Franco-Prussian War of 1870," said Colonel Davidson, "there began a heavy procession of families and ex-soldiers from Germany to the United States. Militarism, then as now, sent scores of thousands in search of a new land where worthy ideals hold sway, and the middle states benefitted very materially.

"Canada at that time was not, of course, in the eyes of the world as she is now. The French held to their own land with steadfast affection which has refused to recognize the lure of new homes in a new country. But the French peasant today must face a different problem. The devastation in the rich valleys where the troops are now fighting is near to absolute. Farm buildings and villages are razed to the earth. Churches and school-houses are smoking ruins. Forests have been cleared away, roads blown up, almost every material thing about which associations cling, exist no longer within the region of hostilities. When the war closes, thousands of French farmers must face the question of starting life anew."

"I am convinced, too, that we shall add to the population many thousand of Belgians."

A Very Interesting Address

was given at the Industrial Associations' luncheon at the Gregory Cafe.

A. F. EWING, K.C., M.L.A., was the speaker.

Mr. Ewing said the result from the countries ravaged by the war, devastating, as it undoubtedly will, all countries engaged in it, will be a large influx of immigrants to Canada. "Men to whom privation is no stranger will settle on the land in the Western country. Instead of there being vast stretches surrounding the city untilled, there will be a man on every quarter section, and the quarter sections will be divided up, and the men will be taking out their living from the soil."

Grand Trunk Official says "Back to the Land" Movement Heavy

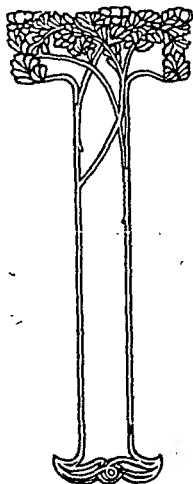
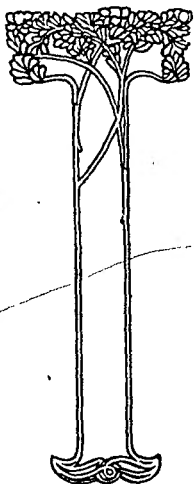
"We read every day about the 'Back to the Land' movement," said a Grand Trunk Official the other day, "but you don't know anything about it."

"Not by dozens, not by scores, but by hundreds, are the men and their families going back to their homesteads and farms. The 'Back to the Land' movement started some weeks before the war, and has increased gradually ever since. Many of them are men who had their homesteads years ago and got their patent. When times got so very good in Edmonton, they came here and accumulated money, and now they are returning with stock and outfits by the car-load."

He stated that the railroad gives a half-rate on car-load lots of settlers' goods, and that where stock was being shipped, one man was allowed to ship free to look after them.

"And the reason is," he concluded, "that they can live better on the land."

The foregoing pages must convince both farmers and investors that the Company's scheme will become one of the finest schemes of Land Settlement in Canada, and also a safe and lucrative opening of capital.





TURN OVER

**The last page is the
most interesting**

“Don’t Look”

IMPORTANT

To the Investor

It will interest you to know that the money you invest in the Alberta Farm & Colonization Company, Limited.

Will be at Once.

Applied to the PURCHASE of farm lands, and as we have more applications than we can fill for the farm lands so acquired, (and that these lands are sold at a profit by the Company.)

This Fact

Will undoubtedly assure you that your investment is safe and will bring you good returns.

Canadian Farm Lands are the Safest Investment for your Money on the Market

Our Shares are \$100.00, 7% Preference

Fill in the Enclosed Application

At Once

